



Town of Arlington, Massachusetts
730 Massachusetts Ave., Arlington, MA 02476
Phone: 781-316-3000

webmaster@town.arlington.ma.us

Redevelopment Board Minutes 11-05-2001

Minutes of November 5, 2001

Members Present: Roland Chaput
Nora Mann
Barry Faulkner
John FitzMaurice

Absent: Ed Tsoi

In Addition: Alan McClennen, Jr., Secretary ex officio
Kevin O'Brien, Asst. Dir. of Planning & Comm. Dev.

8:00 p.m. - The Arlington Redevelopment Board convened in the second floor conference of the annex of the Robbins Memorial Town Hall to conduct an Environmental Design Review Hearing on the petition of Greater Boston Motorsports to erect a second standing sign advertising BMW motorcycles.

Mr. Rob Cerundolo of Greater Boston Motorsports was present to describe his request for a second standing sign at the site. He indicated that the standing sign would be placed in a flowerpot between the two buildings and was being proposed in order to satisfy the license requirements of BMW.

Mr. McClennen briefed the Board on the status of prior special permits at the site noting the extensive violations currently in existence. Mr. McClennen also noted that the bylaw was very specific about standing signs and there was no factor present that would justify a second standing sign.

Motion: Moved by Mr. FitzMaurice, seconded by Ms. Mann, to deny the request for a special permit for a second standing sign; unanimous vote in favor.

Mr. Cerundolo indicated to the Board that he would proceed immediately to rectify the violations of prior special permits, including the removal of the storage trailer that was occupying the tenant parking spaces and that he would proceed to provide parking for tenants onsite in accordance with the requirements of previous special permits. He also agreed to notify the Arlington Redevelopment Board in writing when the work was completed.

8:30 p.m. Board conducted an Environmental Design Review Hearing on the petition of Northcoast Communications seeking to install a wireless communications facility at 385 Massachusetts Avenue.

Northeast Communications was represented by Mr. Brian Grossman, Mr. Matt Griswald, and Mr. Jeff Forcer. Mr. Grossman outlined the basics of the presentation to install antennae on the penthouse portion of 385 Massachusetts Avenue. The petitioner agreed to move the microwave antenna and panels so that all antennae would be close to the facade of the penthouse..

Motion: Moved by Mr. FitzMaurice, seconded by Ms. Mann, to grant a special permit subject to Environmental Design Review to Northeast Communications for a wireless telecommunications antenna at 385 Massachusetts Avenue; unanimous vote in favor.

9:10 p.m. David Veo of Freedom Development met with the Board to present the 100% plans and specifications for 40 Brattle Street.

The Board reviewed the plans and specifications including the HVAC equipment on the roof.

Motion: Moved by Mr. FitzMaurice, seconded by Ms. Mann, to approve the 100% plans and specifications for 40 Brattle Street; unanimous vote in favor.

9:25 p.m. Director's Report:

1. Sound fence at Stop & Shop: Mr. McClennen briefed the Board on the agreement between Stephen Paulino, Stop & Shop, and the

Board of Health concerning a sound deadening fence between his property and the Stop & Shop site in accordance with plans submitted. The Board members stated that they didn't believe that this would solve the problem; however, upon review of the letter dated October 15, which represents the agreement of the parties, the Board passed the following motion: Moved by Nora Mann, seconded by Barry Faulkner, the Arlington Redevelopment Board approves as an amendment to the site plan to permit this modification to the fencing along the northwest property line without endorsing the efficacy of the agreement; unanimous vote in favor.

2. Water Street (5-11): Mr. McClennen reported that he had conversations with Mr. Rowe concerning the rooftop air handling unit and Mr. Rowe said that the timing of the hours of operation of the unit had been changed to satisfy the complaints of the neighbors.
3. The staff presented the Board with a memorandum concerning the issue of the Environmental Design Review and outdoor uses and requested that the Board review it for further discussion at a later time.
4. The staff presented a memorandum to the Board relating to the work of the Zoning Bylaw Review Committee and requested that the Board be prepared to discuss it at a later time.

9:40 p.m. Minutes to be approved. Moved by Ms. Mann, seconded by Mr. Faulkner to approve the minutes; unanimous vote in favor.

Respectfully submitted,
Alan McClennen, Jr.